MINUTE of MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE held in the Council Headquarters, Newtown St. Boswells on 7 October 2013 at 10 a.m.


Apology:- Councillor A. Cranston.

In Attendance:- Development Standards Manager, Principal Roads Planning Officer, Managing Solicitor – Commercial Services, Democratic Services Team Leader, Democratic Services Officer (Mrs F Henderson).

1. There had been circulated copies of the Minute of the Meeting of 2 September 2013.

DECISION
APPROVED for signature by the Chairman.

DECLARATION OF INTEREST
2. Councillor Fullarton declared a non pecuniary interest in terms of Section 5 of the Councillors Code of Conduct in respect of planning application 13/00844/S36 and left the meeting during its consideration.

APPLICATIONS
3. There had been circulated copies of reports by the Head of Planning and Regulatory Services on applications for planning permission requiring consideration by the Committee.

DECISION
DEALT with the applications as detailed in Appendix I to this Minute.

APPEALS AND REVIEWS
4. There had been circulated copies of a report by the Head of Planning and Regulatory Services on Appeals to the Scottish Ministers and Local Reviews.

DECISION
NOTED that:-

(a) Scottish Ministers had dismissed appeals in respect of the following:-

(i) Erection of 9 No wind turbines 126.5m high to tip and associated infrastructure including hardstandings, anemometer mast, control building, temporary construction compound, laydown area, access tracks, electrical connections and borrow pit on Land South West of Hyndsidehill Farmhouse (Corsbie Moor), Westruther – 10/00507/FUL;

(ii) Erection of 7 No wind turbines up to 115m high to tip, transformers, access tracks, borrow pit, substation and control room, temporary construction compound, concrete batching area and other associated infrastructure on Land North West of Gilston Farm, Heriot – 11/01680/FUL; and
(iii) Erection of wind farm incorporating 10 turbines 115m high to tip, ancillary equipment and associated infrastructure on Land South East of Reston Hill Farmhouse, (Horn Burn Wind Farm), Eyemouth

(b) Scottish Ministers had sustained the appeal in respect Modification of planning obligation pursuant to planning permission reference 02/00963/OUT at Creag an Airidh Venlaw Farm, Edinburgh Road, Peebles

(c) there remained 4 appeals outstanding in respect of the following:-

Blackburn, Grantshouse, Duns
Penmanshiel, Grantshouse
Whitsslade (Barrel Law), Selkirk
24 Lamberton Holding

(d) review requests had been received in respect of the following:-

(i) Erection of dwellinghouse on Land South of Fieldview, Townhead Farm, Cockburnspath – 11/01081/PPP;

(ii) Erection of ancillary accommodation on Land South East of the Roan Cottage, Lauder;

(iii) Erection of 2 No wind turbines 34.4m high to tip and ancillary infrastructure on Land North East of Ayton Mains Farmhouse, Eyemouth

(iv) Erection of dwellinghouse, Paddock and Redundant Stable North of Station House Cowdenburn, Lamancha

(e) the Local Review Body had overturned the Appointed Officers decision to refuse the following:-

(i) Erection of Dwellinghouse on Land North East of Buxton House, Eastfield, Selkirk - 12/01191/PPP;

(ii) Two storey extension to dwellinghouse at 2 Crown Crescent, Earlston; and

(iii) Erection of dwellinghouse on Land North East of Shawburn, Bleachfield Road, Selkirk

(f) the Local Review Body had upheld the Appointed Officers decision to refuse the following:-

(i) Erection of Dwellinghouse on Land North West of Paddockmyre, Coldingham; and

(ii) Change of use, alterations and extension to form children’s play centre, community resource and installation of boundary fence and gates at No1 Works, Hillview Trading Estate, Guards Road, Coldstream

(g) there remained 1 appeal outstanding in respect of Primsidemill, Yetholm.
PLANNING PERFORMANCE FRAMEWORK 2013/14

5. There had been circulated copies of a report by the Director of Environment and Infrastructure which proposed that members approve the Planning Performance Framework 2013/14 attached at Appendix I to the report, for submission to Scottish Ministers. The report explained that the Planning Performance Framework provided a comprehensive and co-ordinated approach to performance assessment in the Planning Service. A draft version of the framework had already been sent to Scottish Ministers as the deadline for submissions was the end of September 2013, and a finalised report would be forwarded once approval had been given by Elected Members. The report had also been presented to the Environment & Infrastructure Committee on 3 October 2013. Elected Members noted with concern a number of typing errors and inaccuracies within the document and requested an amended version be prepared that also included a paragraph on rural proofing.

DECISION
AGREEED that:-

(a) an amended version be circulated to members of the Planning and Building Standards Committee; and

(b) comments from the Environment and Infrastructure Committee and Planning and Building Standards be amalgamated into the final version for submission to Scottish Ministers.

The meeting concluded at 12.20 p.m.
## APPENDIX
### APPLICATIONS FOR PLANNING PERMISSION

<table>
<thead>
<tr>
<th>Reference</th>
<th>Name and Address</th>
<th>Nature of Development</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/01175/FUL</td>
<td>J G Shanks &amp; Son c/o Green Cat Renewables Stobo House Midlothian Innovation Centre Roslin EH25 9RE</td>
<td>Erection of 9 No Wind turbines 100m to tip and associated infrastructure</td>
<td>Land North West and West of Allanshaws farmhouse (Shawpark) Galashiels</td>
</tr>
</tbody>
</table>

Decision: Refused for the following reasons:

1. The development would interfere with the operational functionality of the Eskdalemuir Seismological Recording Station, contrary to Policy D4 of the Scottish Borders Consolidated Local Plan 2011

2. The development would both individually and cumulatively with other wind farms, unacceptably impact on landscape character, particularly with respect to the landscape setting of Stow (which includes its Conservation Area and B Listed Stow Parish Church) and the landscape incorporating Lauder Common contrary to Policies G1, BE1, BE4 and D4 of the Scottish Borders Consolidated Local Plan 2011

3. The development would have unacceptable visual impacts, both individually and cumulatively with other wind farms, on a range of receptors, particularly the village of Stow and users of the A7, Stagehall Road, B6362 and Lauder Common, Southern Upland Way and A697, contrary to Policy D4 of the Scottish Borders Consolidated Local Plan 2011

<table>
<thead>
<tr>
<th>Reference</th>
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</tr>
</thead>
<tbody>
<tr>
<td>13/00722/S36</td>
<td>Fred Olsen Renewables Ltd Natural Power Consultants Limited</td>
<td>To construct and operate an extension to existing windfarms comprising 11 turbines and associated works/infrastructure</td>
<td>Crystal Rig ‘Phase 3’, Lammermuir, East Lothian</td>
</tr>
</tbody>
</table>

Decision: Agreed that the Council indicate to Scottish Government that it had no objections to the proposal.

That the following condition, relating to noise limitation, be applied to any planning consent issued for this development:

*Noise from the installation shall not exceed 35dBA L90,10 min up to wind speeds of 10 metres per second measured at 10m height, when assessed in free field conditions outside any noise sensitive premises having Planning Consent at the time of determining this Application.

There should be no tonal character to the noise from the installation, audible within any noise sensitive premises.

Tonality shall be determined with reference to BS 7445.

In the event of a justified noise complaint, the installation shall be shut down or limited in operation so as to ensure compliance with the above noise limit.

Noise measurements shall be taken using the methodology contained in ETSU-R-97.
The proposed turbines must not cause the predicted noise levels in Table 10.5 Assessment Locations and Predicated Turbine Noise Levels ($L_{90}$) of the Environmental Statement to be exceeded.

Reason: to safeguard the amenity of occupiers and users of noise sensitive premises.”

The response will need to respectfully remind the Energy Consents and Deployment Unit that it will need to satisfy itself, in advance of issuing a decision, that the applicant holds an appropriate Licence under the Electricity Act 1989 or is an exempt person for the purposes of that legislation.

**VOTE**

Councillor Ballantyne, seconded by Councillor Bell, moved approval of the Officer’s recommendation subject to including mention of the applicant holding an appropriate Licence under the Electricity Act 1989 or being an exempt person for the purposes of that legislation.

Councillor Fullarton, seconded by Councillor Mountford, moved as an amendment that an informative be added with regard to the effect on the visual landscape, as highlighted in the SNH response.

On a show of hands Members voted as follows:-

Motion - 9 Votes

Amendment - 2 Votes

The Motion was accordingly carried.

13/00844/S36 Inch Cape Offshore Limited 5TH Floor 40 Princes Street Edinburgh EH2 2BY

To construct and operate an offshore windfarm comprising of up to 213 turbines, substation platforms, interconnecting and export cables

Inch Cape Offshore Wind Farm, off Angus coast, Scotland

Decision: Agreed that the Council indicate to Scottish Government that it had no objections to the proposal.

The response will need to respectfully remind Marine Scotland that it will need to satisfy itself, in advance of issuing a decision, that the applicant holds an appropriate Licence under the Electricity Act 1989 or is an exempt person for the purposes of that legislation.

13/00536/FUL SSE Renewables (UK) Ltd Inveralmond House 200 Dunkeld Road Perth PH1 3AQ

Formation of access and road

Land West of Wester Alemoor Roberton

Decision: Approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. Visibility splays shall be provided in accordance with a scheme of details that shall first have been submitted to and approved in writing by the Planning Authority and thereafter provided prior to the junction hereby approved becoming operational. The approved arrangements must be retained in perpetuity thereafter.
   Reason: In the interests of road safety.

3. The white lining of the junction must be as shown on Drawing Number LN000016-1100240626 Rev. O and must be completed prior to the access becoming operational.
   Reason: In the interests of road safety.

4. The tarmac area shown on Drawing Number LN000016-1100240626 Rev. O must be constructed to the following specification by a Council approved contractor: a 40mm layer of 14mm size close graded bituminous surface course to BS 4987 laid on a 100mm layer of 28mm size dense base (roadbase) to the same BS laid on a 310mm layer of 100mm broken stone bottoming blinded with sub-base, type 1 or equal approved by a Council approved contractor.
   Reason: In the interests of road safety.

5. After the delivery of the last abnormal load, the gravel area to the east of the access to be removed and reinstated. The area to be soiled and seeded and the grass verge reinstated and the fence shown on Drawing Number LN000016-1100240626 Rev. O erected, unless otherwise agreed with the Planning Authority. The work to be completed within one month of the final abnormal load being delivered to site by a Council approved contractor.
   Reason: In the interests of road safety.

6. Details of measures to ensure that no surface water flows from the access track on to the adjacent public road to be submitted to and approved in writing by the Planning Authority before the development commences. The measures then to be completed prior to the access becoming operational.
   Reason: In the interests of road safety.

7. Any gates proposed must be erected at the northern end of the tarred section of the access and be hung so as to open into the site.
   Reason: In the interests of road safety.

8. Prior to the commencement of the development a Species and Habitats Mitigation Plan is to be submitted to and approved in writing by the Planning Authority. Any works shall thereafter be carried out in accordance with the approved scheme.
   Reason: To protect and enhance existing habitats.

Informative:
The applicant is advised that the Council considers it desirable to retain the existing access shown on the approved drawing, and the developer is therefore encouraged to retain it in its current form once the new access hereby approved becomes operational.

13/00252/AMC  Murray & Burrell Ltd  Approval of matters in all conditions of outline planning consent Plot 3, Land South of Caddonhaugh, Caddonfoot Road, Clovenfords, Scottish Borders
Roxburgh Street  Galashiels  04/01022/OUT
TD1 1PE

Decision: Deferred until a future meeting to allow unresolved issues to be addressed.
Decision: - Planning Application 13/00949/FUL (House) approved, contrary to officer recommendation, subject to Legal Agreement to tie house to farm and in respect of development contributions in respect of Railway and Education contributions, and following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. Notwithstanding the details submitted in support of the planning application or shown on the approved drawings: (a) the roofing material shall be natural slate; and (b) unless otherwise agreed in writing and in advance by the Planning Authority, all of the windows, glazed panels and doors (including the garage doors) shall be timber. No development shall commence until information sufficient to describe the following details has first been submitted to, and approved in writing by, the Planning Authority:
   (i) the finished appearance (including alignment and colour) of the timber cladding;
   (ii) the finished colour(s) of the external joinery, including the finish(es) of the windows, glazed panels and doors; and
   (iii) the material and finished colour of the dormer walls (side and front). Thereafter, the development shall be implemented in accordance with the approved details.
   Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

3. The finished floor level(s) of the dwellinghouse and the finished ground level(s) within the curtilage of the residential property hereby consented, shall be consistent with levels indicated on a scheme of details that shall first have been submitted to, and approved in writing by, the Planning Authority prior to the commencement of development. Such details shall include:
   (i) the proposed finished floor level(s) of the consented dwellinghouse;
   (ii) the existing and proposed ground levels within the curtilage of the consented residential property; and
   (iii) a clearly identifiable datum point, or clearly identifiable datum points, located outwith the site and sufficient for the purpose of establishing the heights of the existing and proposed levels detailed in (i) to (ii) above.
   Reason: To ensure that the consented development does not have any detrimental impact upon the appearance of the surrounding area as a consequence of the levels within the site being raised to an inappropriate height.

4. No development shall take place except in strict accordance with a scheme of hard and soft landscaping works for the residential property hereby consented (Please see Informative Note 1), which shall first have been submitted to, and approved in writing by, the Planning Authority prior to the commencement of development, and shall include:
   i. location of new trees, shrubs, hedges and grassed areas;
   ii. schedule of plants to comprise species, plant sizes and proposed numbers/density;
   iii. programme for completion and subsequent maintenance of planting described in the schedule;
   iv. location and design, including materials, of any walls, fences and/or gates; and
   v. location and construction of any areas of hard standing.
Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

5. The dwellinghouse hereby approved shall not be occupied until parking and turning provision for two vehicles, excluding any garage(s), has first been provided within the plot. This provision shall thereafter be maintained in perpetuity.
   Reason: In the interests of road safety appropriate on-site parking and turning provision requires to be made available and thereafter retained for use by the occupants of the residential property hereby consented.

6. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 277 of the Town and Country Planning (Scotland) Act 1997, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person, and to any residential dependents.
   Reason: The site is in a rural area where it is not the Council's policy to permit unrestricted residential development, and permission has therefore only been granted on account of the demonstrated agricultural/forestry needs.

7. The dwellinghouse hereby approved shall not be occupied until (a) the water supply and surface water and foul drainage, are all functional; and (b) the temporary mobile home that is the subject of Planning permission 13/00948/FUL, has first been permanently removed from the site.
   Reason: To ensure that the site is adequately serviced and fit for habitation prior to its occupation and to ensure that the temporary mobile home is not retained on the site for any longer than necessary.

8. No works shall commence until a scheme of details prepared by a qualified person, and describing how a suitable water supply for the dwellinghouse hereby consented would be provided, has first been submitted to, and approved in writing by, the Planning Authority in consultation and agreement with SEPA. This scheme shall include: (a) documentary evidence to demonstrate that the necessary volume and quality of water is capable of being provided, and (b) documentary evidence to demonstrate that there would be no adverse impact on groundwater resources and existing water supplies within the surrounding area. Thereafter, the water supply shall be implemented in accordance with the approved details.
   Reason: To ensure that the site is adequately serviced by a suitable water supply.

INFORMATIVE

1. A sympathetic landscaping scheme is sought, with hedge planting along the boundaries and the retention of existing dry stone walls being encouraged as appropriate boundary treatments. Structure native woodland planting to the north and west is encouraged as desirable, not only in relation to the residential property, but also in relation to the farmyard more generally.

REASON FOR APPROVAL

In light of the supporting information submitted with the application, the proposed development is considered to meet the requirements of Policy D2(E) of the adopted Scottish Borders Local Plan in that there is economic justification and a direct operational requirement for house to support the agricultural enterprise at this site.

Decision: Planning Application 13/00948/FUL (Mobile Home) approved subject to the following conditions and applicant informative:

1. Permission is granted for a limited period of two years from the date of this decision notice or upon occupation of the house granted permission under reference 13/00949/FUL, whichever is the
sooner, and, unless application is made and consent granted for its continuation, the mobile home hereby permitted shall be permanently removed from the site, and the site restored to its former condition.

Reason: In order that the mobile home is removed once the house justified for agricultural reasons has been erected, removing the need for the retention of the mobile home and because the development is of a temporary nature which would not require it to be sited, at this time, for a longer period than 2 years.

2. The development shall only be occupied by a person (and any dependents) while working (full time or mainly) the landholding now known as New Jeaniefield Farm.

Reason: To ensure that the development is only used to provide accommodation for a farm worker employed or mainly employed on the agricultural holding at New Jeaniefield Farm.

Informative

Please note that in the event that the operator seeks to apply to renew this planning permission, any subsequent planning application should be supported by information describing the development of the agricultural business at New Jeaniefield Farm in the period following the issue of this planning permission.

13/00774/FUL Highridgehall Limited c/o Smith and Garratt Rural Asset Management The Guildhall Ladykirk TD15 1XL

Erection of 3 Dwellinghouses (Renewal of previous Consent 07/01064/OUT) Redundant Steading Building North East of Highridgehall Cottage, Kelso

Decision: Approved subject to a legal agreement addressing contribution towards affordable housing and Education & Lifelong Learning, and the following conditions:

1. No development shall commence until the details of the layout, siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site have been submitted to and approved in writing by the Planning Authority.

Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. Application for approval of matters specified in the conditions set out in this decision shall be made to the Planning Authority before whichever is the latest of the following:

(a) the expiration of three years from the date of this permission, or
(b) the expiration of six months from the date on which an earlier application for approval of matters specified in the conditions set out in this decision notice was refused or dismissed following an appeal.

Only one application may be submitted under paragraph (b) of this condition, where such an application is made later than three years after the date of this consent.

Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

3. No development shall commence until all matters specified in conditions have, where required, been submitted to and approved in writing by the Planning Authority. Thereafter the development shall only take place except in strict accordance with the details so approved.

Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
4. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the matters specified in the conditions set out in this decision. Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

5. The means of foul and surface water drainage to be submitted to and approved in writing by the Local Planning Authority before the development commences. The approved scheme to be completed before the first dwellinghouse is occupied. Reason: To ensure that the site is satisfactorily serviced.

6. No development shall commence until evidence has been submitted to and approved in writing by the Local Planning Authority that the site will be serviced by a wholesome supply of drinking water of adequate volume. The supply should not have a detrimental effect on other private water supplies in the area. Reason: To ensure that the development is adequately serviced with water without a detrimental effect on the water supplies of surrounding properties.

7. A Design Statement for the site shall be submitted along with the first detailed or reserved matters application relating to this site for the approval of the Planning Authority. The development thereafter to be implemented in accordance with the approved Design Statement. Reason: To ensure a satisfactory form of development which contributes appropriately to its setting.

8. The roofing material of the dwellings hereby approved shall be natural slate. Reason: To safeguard the visual amenity of the area.

9. The access to the site must be via the eastern access shown on the site location plan hereby approved. The access shall be improved to the specification of the Planning Authority before the first dwellinghouse is occupied. Reason: In the interests of road safety.

10. One passing place per dwellinghouse shall be provided on the public road between the site and Ednam, at locations to be agreed with the Planning Authority. The passing places must be completed to the specification of the Planning Authority prior to commencement of development on the dwellinghouses hereby approved. Reason: In the interests of road safety.

11. Communal parking for a minimum of 6 vehicles must be provided within the site before the dwellinghouses are occupied and thereafter retained in perpetuity. If the parking is to be dedicated to individual dwellinghouses, a minimum of two parking spaces per dwellinghouse, excluding garages, and a minimum of two visitor spaces shall be provided before the dwellinghouses are occupied and thereafter retained in perpetuity. Reason: In the interests of road safety and to ensure adequate provision of parking spaces.

12. Demolition of the existing modern farm building shall be carried outside of the breeding bird season (breeding season March-September). No demolition works to commence during the breeding bird season without the express written permission of the Planning Authority. Checking surveys and appropriate mitigation for breeding birds will be required if works are to commence during the breeding bird season. Reason: In order to protect breeding birds.

13. No development shall commence until evidence has been provided to and agreed in writing by the Local Planning Authority to demonstrate compliance with BS5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites. This should take the form of a noise
management plan and should include details such as site operating times and how noise from construction equipment will be controlled.

Reason: In order to protect the residential amenity of neighbouring dwellings.

14. No development shall commence on site until a detailed scheme to identify and assess potential contamination on site has been submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme. The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:

a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition.

b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.

c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).

d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.

e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

Informatives

1. In respect of condition 1, the landscape scheme to include the enhancement of the local habitat network by the creation of native-thorn species rich extended hedgerows including hedge line trees to provide additional foraging areas for bats and habitat for farmland birds.

2. In respect of condition 5, the Planning Authority requires that drainage complies with sustainable urban drainage system guidance and principles (SUDS).

3. In respect of condition 7, the Design Statement should explain and illustrate the design principles and concepts of the proposal. It should include information on the scale, massing, height, design and external materials of the proposed dwellinghouses. A linked or courtyard style development is preferred that reflects the design and character of the steading buildings to the north.

4. In respect of condition 9, a minimum visibility of 3m x 70m in either direction at the junction with the public road is required. The access must be widened over the initial 10m to allow two vehicles to pass and have 8m entry radii and this work must be carried out by a contractor on the Councils approved list and to the following specification: 40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS
laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1. The surface should be suitable for a family vehicle and allowance must be made for service vehicles.

5. In respect of condition 10, the passing places must be to the specification of the Director of Technical Services (Form DC1 attached) and be constructed by a contractor on the Councils approved list (attached). The contractor must complete and return the relevant form (Form DC9 attached) for permission to work in the public road prior to work commencing on site.

13/00822/MOD 75 Sandy Perfect Trading Ltd
c/o David P Jones
9 Orchard Street
Falkirk
FK1 1RF

Discharge of planning obligation pursuant to planning permission reference T273/90

Land North West and West of Greenlaw,
Deanfoot Road, West Linton

Decision: Approved.